142.0	0005	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,800 /	973,800
					USE VALUE:	973,800 /	973,800
					ASSESSED:	973,800 /	973,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102	-104	HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIANNONE ALDO/ANNA
Owner 2:	
Owner 3:	
Street 1:	102 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIANNONE ROCCO--ETAL -
Owner 2:	GIANNONE PASQUALINA V -
Street 1:	102 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 2572 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	500,200	5,600	468,000	973,800
Total Card	0.126	500,200	5,600	468,000	973,800
Total Parcel	0.126	500,200	5,600	468,000	973,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.62 | /Parcel: 378.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	500,300	5600	5,500.	468,000	973,900	973,900	Year End Roll	12/18/2019
2019	104	FV	387,700	5600	5,500.	438,700	832,000	832,000	Year End Roll	1/3/2019
2018	104	FV	387,700	5600	5,500.	362,700	756,000	756,000	Year End Roll	12/20/2017
2017	104	FV	363,300	5600	5,500.	333,400	702,300	702,300	Year End Roll	1/3/2017
2016	104	FV	363,300	5600	5,500.	304,200	673,100	673,100	Year End	1/4/2016
2015	104	FV	323,200	5600	5,500.	298,300	627,100	627,100	Year End Roll	12/11/2014
2014	104	FV	323,200	5600	5,500.	277,300	606,100	606,100	Year End Roll	12/16/2013
2013	104	FV	336,500	5600	5,500.	263,800	605,900	605,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIANNONE ROCCO-	32511-238		3/15/2001	Family	72,000	No	No		
	12722-661		11/6/1974		51,250	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2005	312	Siding	35,500					
4/12/1993	100		4,000					ENCLOSE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
11/6/2008	Meas/Inspect	189	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
4/20/2006	Permit Visit	BR	B Rossignol
11/7/2000	Hearing Chag	201	PATRIOT
4/12/2000	Inspected	276	PATRIOT
11/16/1999	Measured	256	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

92018

GIS Ref

GIS Ref

Insp Date

11/29/17

!11029!

PRINT

Date	Time
12/11/20	01:14:42

LAST REV

Date	Time
01/02/18	09:31:10

ekelly

PAT ACCT. 11029

USER DEFINED

Prior Id # 1:	92018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	9									468,002						468,000	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 468,002 | Spl Credit | Total: 468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05824256
Const Adj.:	0.99277139
Adj $ / SQ:	178.601
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679609
Depreciation:	179417
Depreciated Total:	500192

COMMENTS

WALK UP UAT OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

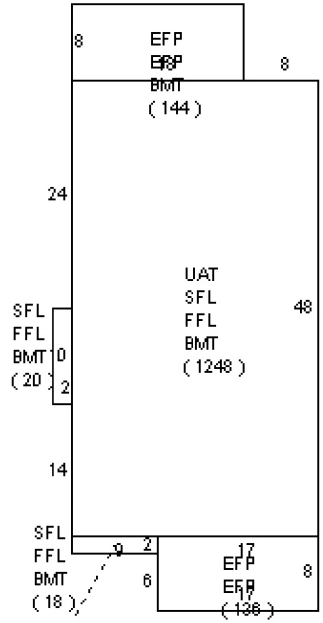
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.60
Special Features:	0	Val/Su Net:	102.63
Final Total:	500200	Val/Su SzAd	194.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,430	53.580	76,620
FFL	First Floor	1,286	178.600	229,681
SFL	Second Floor	1,286	178.600	229,681
EFP	Enclos Porch	560	31.850	17,839
UAT	Upper Attic	312	71.440	22,289
	Net Sketched Area:	4,874	Total:	576,110
Size Ad	2572	Gross Are	5810	FinArea 2572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1960	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	13X15	A	AV	1960	4.17	T	40.8	104			500			500

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600